



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

## MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Marissa Pomerleau, Associate Planner

**DATE:** March 15, 2022

**TITLE:** PUBLIC HEARING regarding a Site Plan for 307 Toy Storage located on Lot 1, Block 4, Murray Hill Estates, Laramie County, WY.

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### EXECUTIVE SUMMARY

Beef Bucks, LLC, has submitted a Site Plan application for Lot 1, Block 4, Murray Hill Estates. The application has been submitted to request approval to establish a RV, boat, and trailer outdoor storage facility.

### BACKGROUND

The subject property is 2.26 acres and is assessed as commercial vacant land. On July 20, 2021 the Board of County Commissioners voted to approve a zone change from CB – Community Business to PUD – Planned Unit Development for this property. Due to the ‘Exhibit B’ - PUD regulations being omitted from the Zone Change Resolution, changes to the resolution were required to be brought before the Board on January 4, 2022. The Board voted to wait to approve the resolution changes until the required site plan was presented. The proposed motion to approve these changes is included in this report.

### **Pertinent Regulations**

**Section 2-2-133** of the Laramie County Land Use Regulations governing the criteria for a site plan.

**Section 4-2-112** of the Laramie County Land Use Regulations governing the PUD – Planned Unit Development zone district.

## **DISCUSSION**

The Laramie County Comprehensive Plan designates this area as URI (Urban Rural Interface), intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer services, a higher level of vehicular access, and a greater overall level of community services.

PlanCheyenne contemplates CB (Community Business) uses for this property. The Community Business category emphasizes a range of retail and office uses to serve neighborhoods, and some align with designated Commercial/Regional Activity Centers. Some of the primary uses in this category focus on a range of commercial activities such as general retail and office, large tenant retail, and regional malls, but also allows for offices, hotels, and service businesses.

Access to the site is proposed off of Chief Drive. The Public Works Department and County Engineer have stated that this access will be required to be moved 52' to the east in order to meet the LCLUR standards. The Public Works Department and County Engineer have concurred with the request for a waiver of the traffic study since the development will have minimal impacts to traffic. However, they have both have stated that a complete drainage study must be submitted.

Agency review comments were received regarding parking layout, drainage, access, and clerical errors on the map. The applicant is currently working to address all agency review comments.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. Corine and Stan Rognon submitted a public comment letter regarding access and landscaping concerns submitted a public comment letter. Their letter is attached for your consideration.

## **RECOMMENDATION and FINDINGS**

**Based on evidence provided, staff recommends the Board approve the "Rico's RV and Boat Storage PUD", for Lot 1, Block 4, Murray Hill Estates, Laramie County, WY, as shown on the attached 'Exhibit A' – Zone Change Map and 'Exhibit B' – PUD Regulations.**

**Based on evidence provided, staff recommends the Board find that:**

- a) This application meets the criteria for a site plan pursuant to section 2-2-133 of the Laramie County Land Use Regulations.
- b) This application meets the Laramie County Land Use Regulations governing the PUD Planned Unit Development zone district.

**And that the Board approve the Site Plan for 307 Toy Storage located on Lot 1, Block 4, Murray Hill Estates with two conditions.**

1. A complete drainage study must be submitted, reviewed and approved prior to start of construction.
2. All agency comments regarding parking layout, drainage, access, and clerical errors on the maps shall be addressed prior to start of construction.

### **PROPOSED MOTIONS**

**I move to approve the "Rico's RV and Boat Storage PUD", for Lot 1, Block 4, Murray Hill Estates, Laramie County, WY, as shown on the attached 'Exhibit A' – Zone Change Map and 'Exhibit B' – PUD Regulations.**

**I move to approve the Site Plan for 307 Toy Storage located on Lot 1, Block 4, Murray Hill Estates with two conditions and adopt the findings of fact a and b of the staff report as shown on the attached 'Exhibit A' – Site Plan Map.**

**I move to postpone the Site Plan for 307 Toy Storage located on Lot 1, Block 4, Murray Hill Estates until such time that a complete drainage study has been submitted, reviewed and approved.**

### **ATTACHMENTS**

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: Plan Cheyenne Map**
- Attachment 5: Agency Comments Report**
- Attachment 6: Public Comment Letter - Rognon**
- Attachment 7: Resolution 'Exhibit A' – Zone Change Map**
- Attachment 8: Resolution 'Exhibit B' – PUD Regulations**
- Attachment 9: Resolution – Zone Change**
- Attachment 10: Resolution 'Exhibit A' – Site Plan Map**
- Attachment 11: Resolution – Site Plan**



# Laramie County, Wyoming



307 Toy Storage

Site Plan

PZ-22-00041

Location Map

Subject Property



February 2022



0 100 200  
Feet

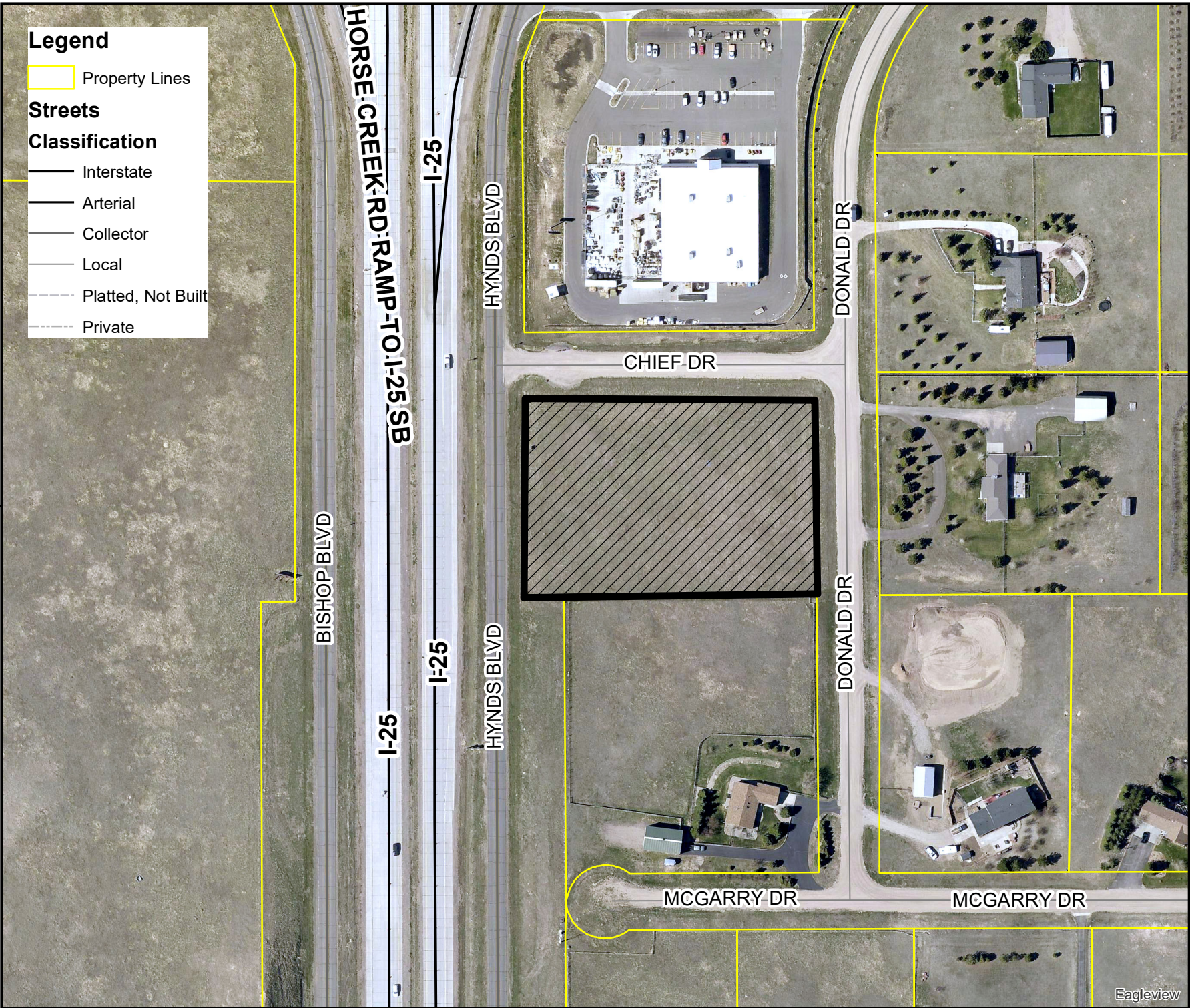
## Legend

Property Lines

## Streets

### Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private



Eagleview

This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.









## Legend

 Property Lines

## Streets

### Classification

-  Interstate
-  Arterial
-  Collector
-  Local
-  Platted, Not Built
-  Private

HYNDS BLVD

CHIEF DR

DONALD DR

I-25

HYNDS BLVD

DONALD DR

# Laramie County, Wyoming



**307 Toy  
Storage**

**Site Plan**

**PZ-22-00041**

**Aerial Map**

**Subject  
Property**



February 2022



0 40 80  
Feet

Eagleview



# Laramie County, Wyoming



307 Toy Storage

Site Plan

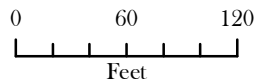
PZ-22-00041

Comprehensive Map

Subject Property



February 2022



## Legend

Property Lines

## Future Land Use Districts

### OTHER

Urban-Rural Interface (URI)

Rural Metro (RM)

Rural Ag Interface (RAI)

Ag & Range Land (AGR)

## Streets

### Classification

Interstate

Arterial

Collector

Local

Platted, Not Built

Private

## Current Flood Hazards

### NAME

FEMA FLOODWAY

FEMA 100YR FLOODPLAIN

FEMA 500YR FLOODPLAIN

CITY/CNTY 100YR FLOODPLAIN

I-25

I-25

HYNDS BLVD

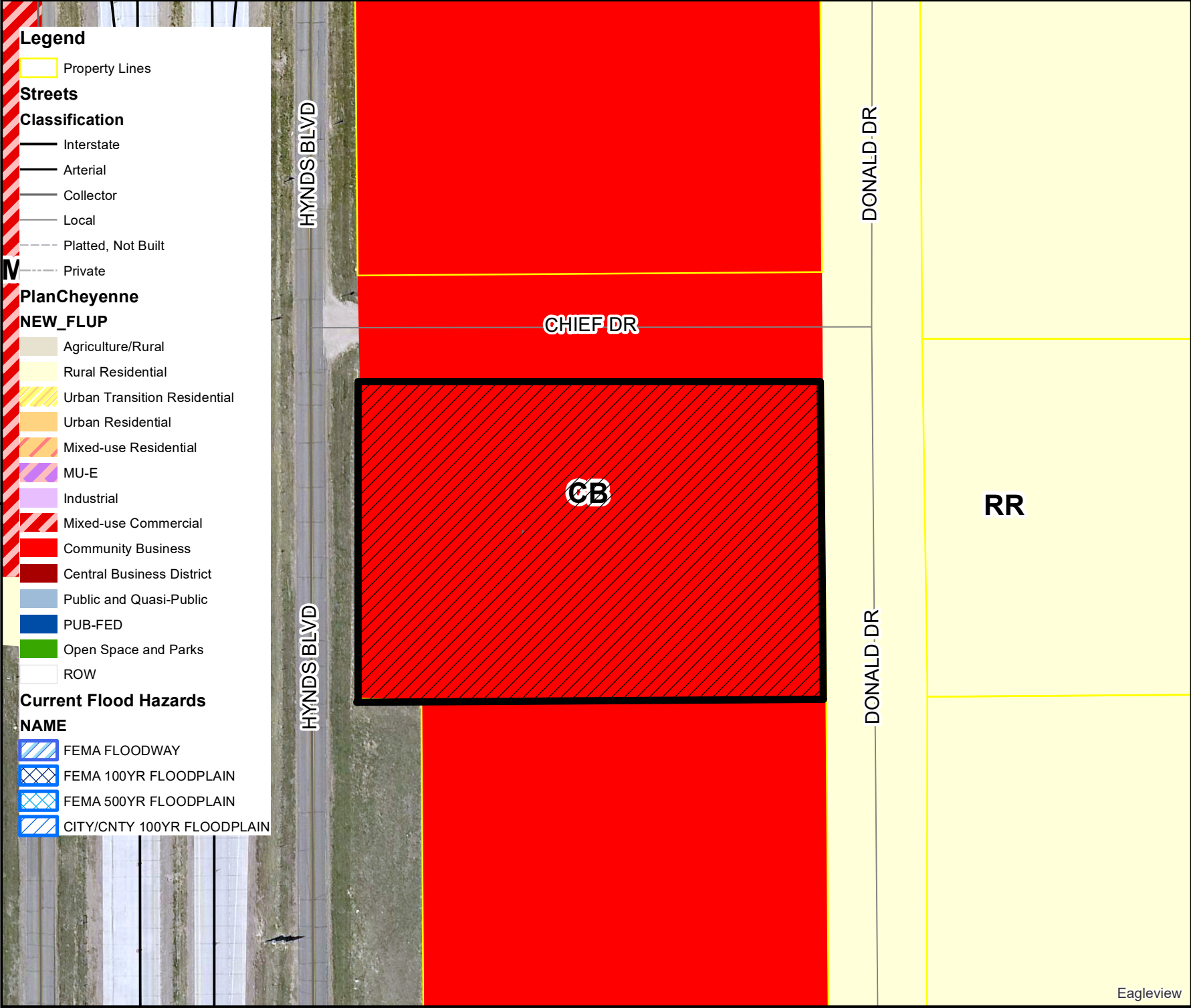
CHIEF DR

DONALD DR

DONALD DR

Eagleview





# Laramie County, Wyoming



307 Toy Storage

Site Plan

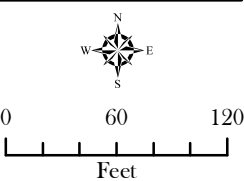
PZ-22-00041

Plan Cheyenne Map

Subject Property



February 2022



Eagleview

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**Cheyenne MPO:** Cheyenne MPO, Christopher Yaney Comments Attached 02/07/2022

1. Can this site parking spaces be changed to accommodate all spaces using driver side backing instead of passenger side backing?

**County Engineer:** County Engineer, Scott Larson Comments Attached 02/15/2022

1. I concur with the request for a waiver of a detailed Traffic Study since this development will not have a significant impact on traffic volumes.
2. Due to the fact that the majority of the property will go from native grass/soil (highly pervious) to compacted road base (highly impervious), it is fully expected that there will be an increase in historic runoff and a detailed Drainage Study needs to be completed. The site plan calls for two (2) separate drainage ponds which the Drainage Study needs to analyze and determine their proper size, capacity and outlet structure. The detention pond that is located on the property to the north of this site (where most of the runoff from this site will end up) was not designed to handle an un-detained increase in runoff from this property.
3. The site plan drawing shows the proposed access located 48' from the western property line on Chief Drive. Per the LCLUR, the required distance from the property line to the start of the access is 100' so the access will need to be moved to the east 52' more from its current location.
4. If the applicant modifies the parking and/or aisle from what is currently shown on the site plan drawing, the applicant shall submit a site plan amendment drawing to the County showing the proposed changes and obtain approval prior to making the changes.

**County Public Works Department:** County Public Works Department, Molly Bennett Comments Attached 02/18/2022

I concur the the engineer's comments about the traffic and drainage studies. A drainage study will be required for this site.  
The access will need to be adjusted to meet the LCLUR.  
The intended flow of traffic indicated does not line up with the angle of the parking spaces on a few rows. First, how heavily with this be enforced and communicated to the users of the lot?

Note for the planner: From what I remember, this site plan will need to be approved by the Board of County Commissioners as the final step.



**Planners:** Planners, Mason Schuricht Comments Attached 02/09/2022

1. Correct Legal Description should read "Murray Hill Estates, Lot 1 Block 4"
2. If utility easements already exist add book and page number.
3. Why is there no proposed trash containment on this site?
4. Driveway across Donald Dr. ROW needs to be shown.

**WYDOT:** WYDOT, Taylor McCort Comments Attached 02/18/2022

Traffic: WYDOT District Traffic would suggest Laramie County consider reviewing the location of the access on Chief Dr. The primary concern is the potential for a vehicle to back up or queue on Hynds. Where the access is currently located (88 ft. from edge of Hynds traveled way) it only has enough storage space for one truck plus a trailer (RV, Boat, etc) and Hynds Blvd. is a high speed highway, posted at 55 mph.

\* An increase in runoff is likely insignificant.

Hydraulics: Development is likely to increase impervious area and possibly of runoff. The site plan has "drainage pond" in the northwest and northeast corner near the inlet of existing pipes under Chief Dr. It is unknown how much these may hold. The flow is from south to north.

**AGENCIES WITH NO COMMENTS**

County Assessor  
County Real Estate Office  
Environmental Health  
Intraoffice: Planners, Cambia McCollom  
Laramie County Fire Authority

**AGENCIES WITH NO RESPONSE**

Black Hills Energy  
CenturyLink  
Combined Communications Center  
County Attorney  
County Treasurer  
Emergency Management  
Sheriff's Office

February 11, 2022

Subject: PZ-22-00041

Dear Laramie County Planning Department,

Thank you for sending the neighborhood letter and informing us of the progress of this project. After reviewing the information available on your web site we have the following comments:

When the zoning for several of the lots in our neighborhood was changed from "Agricultural and Rural Residential" to "Neighborhood Business", the county commissioners gave us their assurance that when these lots were developed the ingress and egress for these lots would not be on Chief Drive, Donald Drive, or Buck Brush. The purpose of not having the ingress or egress on these roads was to keep the business traffic out of the neighborhood for safety reasons, i.e., kids walking or riding their bicycles, etc. Additionally, it would allow the neighborhood to retain some of its' "neighborhood feel". However, the proposed site plan shows the ingress / egress on Chief Drive. We request the planned ingress / egress be changed to be on Hynds Blvd. The speed limit on Hynds Blvd could be changed (lowered) from Edward Drive to Horse Creek if required.

The county commissioners also gave us their assurance that when these lots were developed there would be tree landscaping on these lots on all sides facing the interior roads. Again the purpose was to allow the neighborhood to retain some of its' "neighborhood feel". Therefore, we request additional trees be added to the Chief Drive side of the project site.

We believe the above changes are in agreement with the assurances the county commissioners gave us and therefore we request they be implemented into the design of this project.

Respectively submitted,

Stan and Corine Rognon (10505 Donald Dr)



# 'Exhibit A'

## LAND DESCRIPTION

A PARCEL OF LAND OF SITUATE IN LOT 1, BLOCK 4, MURRAY HILL ESTATES, SECTION 1, T. 14 N., R. 67 W., 6TH P.M., LARAMIE COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 1, BLOCK 4, MURRAY HILL ESTATES

SAID PARCEL CONTAINS 2.26 ACRES OR 98,446 SQUARE FEET MORE OR LESS.

## ZONING

EXISTING ZONING: CB - COMMUNITY BUSINESS

PROPOSED ZONING: PUD - PLANNED UNIT DEVELOPMENT

## NOTES

- 1.) BASIS OF BEARINGS AND COORDINATE VALUES ARE BASED ON WYOMING STATE PLANE EAST ZONE NAD83. ALL DISTANCE AS SHOWN ARE U.S. SURVEY FEET GROUND.
- 2.) SUBJECT PROPERTY DOES NOT FALL WITHIN THE SPECIAL 100 YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL No. 56021C1079F DATED JANUARY 17, 2007.
- 3.) NO PUBLIC PARKING PROVIDED.

## LEGEND

- FOUND 1 1/8" ALUMINUM CAP
- SET #5 X 24" LONG REBAR WITH 1 1/8" ALUMINUM CAP STAMPED "PLS 9834"
- ⊗ FOUND #4 REBAR
- ⬤ FOUND 1" PLASTIC CAP PLS 566
- (R) INDICATES RECORD DATA PER PLAT OF ERNSTE SUBDIVISION.



AREA TO BE REZONED

## ZONE CHANGE FOR LOT 1, BLOCK 4, MURRAY HILL ESTATES

SITUATE IN A PORTION OF  
THE NORTHEAST QUARTER(NE¼),  
SECTION 1, T. 14 N., R. 67 W., 6TH P.M.,  
LARAMIE COUNTY, WYOMING.

PREPARED JULY 2021



REV. 7/13/21

INTERSTATE 25 (R/W VARIES)

CHIEF DRIVE (80' R/W)

DONALD DRIVE (80' R/W)

ON/VIII TSCCHWY LLC  
C/O LEASE ADMINISTRATION  
5401 VIRGINIA WAY  
BRENTWOOD, TN 37020  
ZONED - NB  
COMMERCIAL/RETAIL

LOT 2 BLOCK 1  
MURRAY HILL ESTATES  
SECOND FILING

MURRAY

ANGEL, RAY J. ET UX  
10603 DONALD DR.  
CHEYENNE, WY 82009  
ZONED - AR  
RESIDENTIAL

LOT 6  
BLOCK 2

HILL

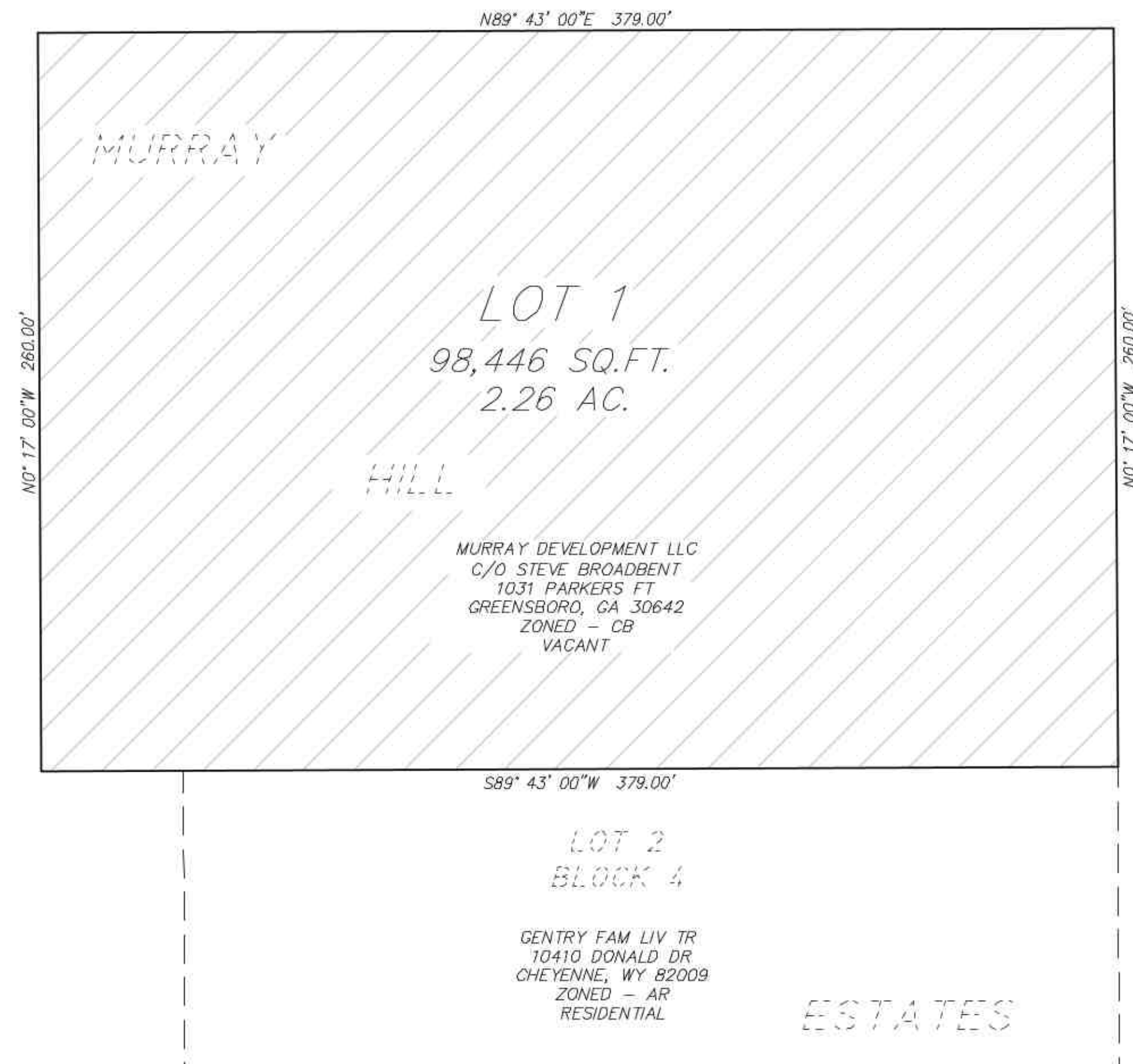
LOT 7  
BLOCK 2

ROGNON, STANLEY C ET UX  
10505 DONALD DR.  
CHEYENNE, WY 82009  
ZONED - AR  
RESIDENTIAL

LOT 6  
BLOCK 2

ARAGON, BRIAN ET UX  
600 MC GARRY DR  
CHEYENNE, WY 82009  
ZONED - AR  
RESIDENTIAL

ESTATES



## OWNER

RAY AND AMANDA ANGEL  
10603 DONALD DR.  
CHEYENNE, WY 82009

## DEVELOPER

RAY AND AMANDA ANGEL  
10603 DONALD DR.  
CHEYENNE, WY 82009

## SURVEYOR

JONES LAND SURVEYING, INC.  
6750 SOY KALLY RD.  
CHEYENNE, WY 82009  
(307) 637-7107

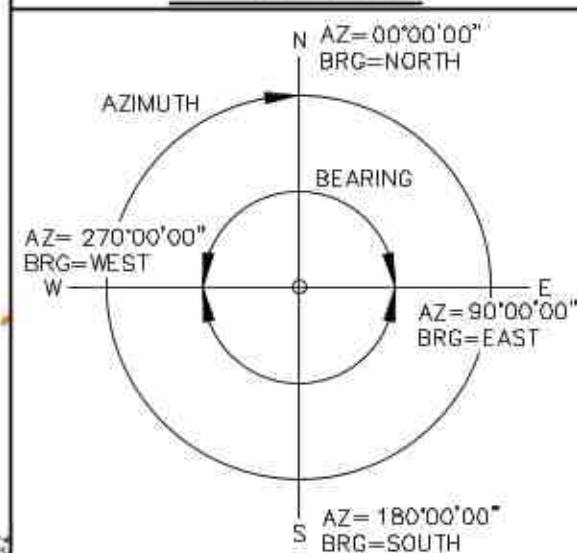
## ENGINEER

N/A

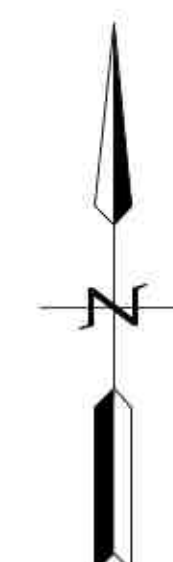
## VICINITY MAP



## AZIMUTH



## FILING RECORD



Scale 1" = 100'



# 'Exhibit B'

TO: Laramie County Board of Commissioners

FROM: Ray and Amanda Angel

DATE: 05/13/2021

TITLE: Application Request for Zone Change from CB (Commercial Business) to PUD (Planned Unit Development) for Murry Hills Estates Lot 1, Block 4, Laramie County, WY

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## **INTENT AND PURPOSE**

Ray and Amanda Angel respectfully request a zone change for Murray Hills Estates Lot 1, Block 4, property. The 2.26-acre vacant lot is currently zoned for Community Business (CB). We are requesting a zone change to a Planned Unit Development (PUD) that would allow for an enclosed, covered, and outdoor recreational storage unit facility consisting of 105-115 units for rent with security and electricity on site.

## **FUTURE LAND USE**

### ***Plan Cheyenne***

The "Future Land Use Plan" describes this property as best suited for “*Community Business category emphasizes a range of retail and office uses to serve neighborhoods and the community and region, and some align with designated Commercial/Regional Activity Centers.*” We feel by building a recreational storage facility we are meeting Plan Cheyenne’s desired goals to “*where possible, provide access and connections to nearby neighborhoods using internal streets and sidewalks*”. We would be blending a community business with the nearby neighborhood in terms of scale, design, signage, and lighting. Lastly, we would provide a quality site and building design to enhance property values and economic resiliency. This guidance can be found in the following link:

<https://www.plancheyenne.org/PlanCheyenne2014FINAL/PlanCheyenneCityVersionApril2014FinalClean.pdf>

## **JUSTIFICATIONS:**

We believe an enclosed/outdoor recreational storage unit complex is needed in Cheyenne, especially in the northern area of Cheyenne due to the growth of single-family homes and absence of recreational storage options. There are minimal recreational storage facilities in Cheyenne, and to date, none offer completely enclosed storage. Our proposal provides a place to store all types of recreational vehicles in a secure location. Based on our research of similar facilities in Southern Wyoming and Northern Colorado, the need for recreational storage options is high.

Under Section 4-2-112, iii, we feel our project will benefit others as follows:

- a. Taking into consideration the frequent hailstorms we experience in Cheyenne and minimal covered or enclosed storage options; an enclosed recreational storage facility is needed to protect individual’s valuable assets. We feel we are meeting the PUD provisions of an outstanding public amenities



- b. Subdivision developments such as Saddle Ridge, Thomas Heights, Dakota Crossing, Bison Run, The Point, Sweet Grass, and Whitney Ranch all have covenants restricting trailers and motor home parking. We offer a place to store trailers, recreational vehicles, motorhomes, and boats so they are not blocking access to parking or blocking the view of vehicles.
- c. Hours of operation would be 24/7 with keypad access in a secure gated facility, with only one entrance in and out of the storage facility. Additionally, the entrance/exit will be located off Hynds Blvd to eliminate any disruptions to the local neighborhood.
- d. Traffic: We do not anticipate substantial impact of traffic on Hynds Blvd
- e. We have personally spoken with Stanley and Corine Rognon, Brian Aragon and Robert and Patricia Gentry who own the adjacent properties and they fully support this project.

### **Pertinent Regulations**

Section 1-2-103 (b) of the Laramie County Land Use Regulations specifies that in order to recommend approval of this zone change, the Planning Commission must find at least one of the following:

- i. That the zoning district maps, or regulations are consistent with plans and policies of Laramie County; or
- ii. That the original zoning classification given to the property was inappropriate or improper; or
- iii. That there have been changes of an economic, physical or social nature within the area involved which altered the basic character of such area, and that the amendment will not detrimentally affect the area involved.

Under Section 4-2-112, of the Laramie County Land Use Regulations, the PUD (Planned Unit Development) zoning district is intended to permit flexibility and creativity in site and building design and location, and prevent adverse impacts and protect public health, safety, and welfare. Design excellence or the provision of outstanding public amenities shall be considered when adopting a (PUD). A PUD may be appropriate when at least one of the following is incorporated:

- i. Development of compatible land uses that provides private and common spaces for recreation, circulation, or open space.
- ii. Conservation of natural features or development of desirable amenities.
- iii. Creation of areas for mixed uses not ordinarily permitted together in other districts that are to the benefit to the development and that are so designed as to prevent negative impacts to the surrounding areas. Industrial uses may be developed with other uses when negative impacts are proven to be mitigated.

- iv. Creation of large areas for a wide variety of commercial or industrial uses such as shopping centers and their associated developments so that these uses can benefit from combined planning and standards.

As the applicants of this request, we are claiming the *third* criteria for justification of the change in zone district. The applicants would also like to request a waiver, at this time, for a traffic study and for a drainage plan until the zoning is approved.

**REGULATION REQUIREMENTS** (PER: The Laramie county Land Use Regulations in 4-2-112 e. iii, District PUD-Planned Unit Development)

- A. Uses by Right
  - i. Individual indoor and outdoor recreational storage units for lease
- B. Uses Requiring Board Approval and location.
  - i. None
- C. Minimum property area
  - i. Total size of property is 2.26 acres.
- D. Maximum property area for use
  - i. Total size of property is 2.26 acres.
- E. Building, property or site coverage
  - i. Total building and parking areas shall not exceed ninety (90) percent of the total property area for nonresidential uses.
  - ii. Best Management Practices for on-site storm water management are encouraged.
  - iii. Landscaping will be used extensively to provide a visually appealing buffer zone between neighboring properties and to prevent adverse impacts between land uses within or adjacent to the proposed PUD. All areas, including areas from right-of-way line to property line that are not covered by buildings and parking areas shall be landscaped. A 6-foot privacy fence will be installed.
- F. Maximum building height
  - i. Maximum building height shall be thirty-five (35) feet
- G. Minimum setbacks on the front, rear and side yards.
  - i. Setbacks will include 25 feet from Hynds Blvd, 5 from Donald Dr. and 5 feet Chief Dr. and adjunct private property line to the South.

H. Site Plan Requirements

- i. A County approved site plan and landscape plan shall be required in accordance with Sections 2-2-133.
- ii. Landscaping will consist of one tree and two scrubs for every 30 linear feet of land within the 25-foot set back area on Hynds Blvd.

I. Parking

- i. Onsite parking provided/assigned

J. Buffering and Screening Requirements

- i. Outdoor storage will be screened by fencing and landscaping.

K. Signage requirements and regulations

- i. If signage is used herein shall mean signs that are low profile, that is less than eight (8) feet in height and are free standing and shall be a minimum of ten (10) feet from a right-of-way.

L. Proposed ownership of common facilities

- i. No common facilities on site.

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT  
FROM CB – COMMUNITY BUSINESS TO PUD – PLANNED UNIT DEVELOPMENT  
FOR LOT 1, BLOCK 4, MURRAY HILL ESTATES,  
LARAMIE COUNTY, WY.**

**WHEREAS**, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

**WHEREAS**, the Laramie County Board of Commissioners previously adopted the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed zone change is in conformance with the requirements of section 1-2-103(b) of the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed zone change is in conformance with the requirements of section 4-2-112 of the Laramie County Land Use Regulations.

**NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING**, as follows:

The Laramie County Board of Commissioners find that:

- a. This application meets the criteria for a zone map amendment pursuant to section 1-2-103 (b) of the Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-112 of the Laramie County Land Use Regulations.

**And the Board approves a Zone Change from CB – Community Business to PUD – Planned Unit Development for Lot 1, Block 4, Murray Hill Estates, Laramie County, WY, as shown on the attached ‘Exhibit A’ – Zone Change Map and ‘Exhibit B’ – PUD Regulations with the following condition:**

1. The site plan for Rico’s RV and Boat Storage be approved by the Laramie County Board of County Commissioners

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Troy Thompson, Chairman

ATTEST:

\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

\_\_\_\_\_  
Laramie County Attorney’s Office

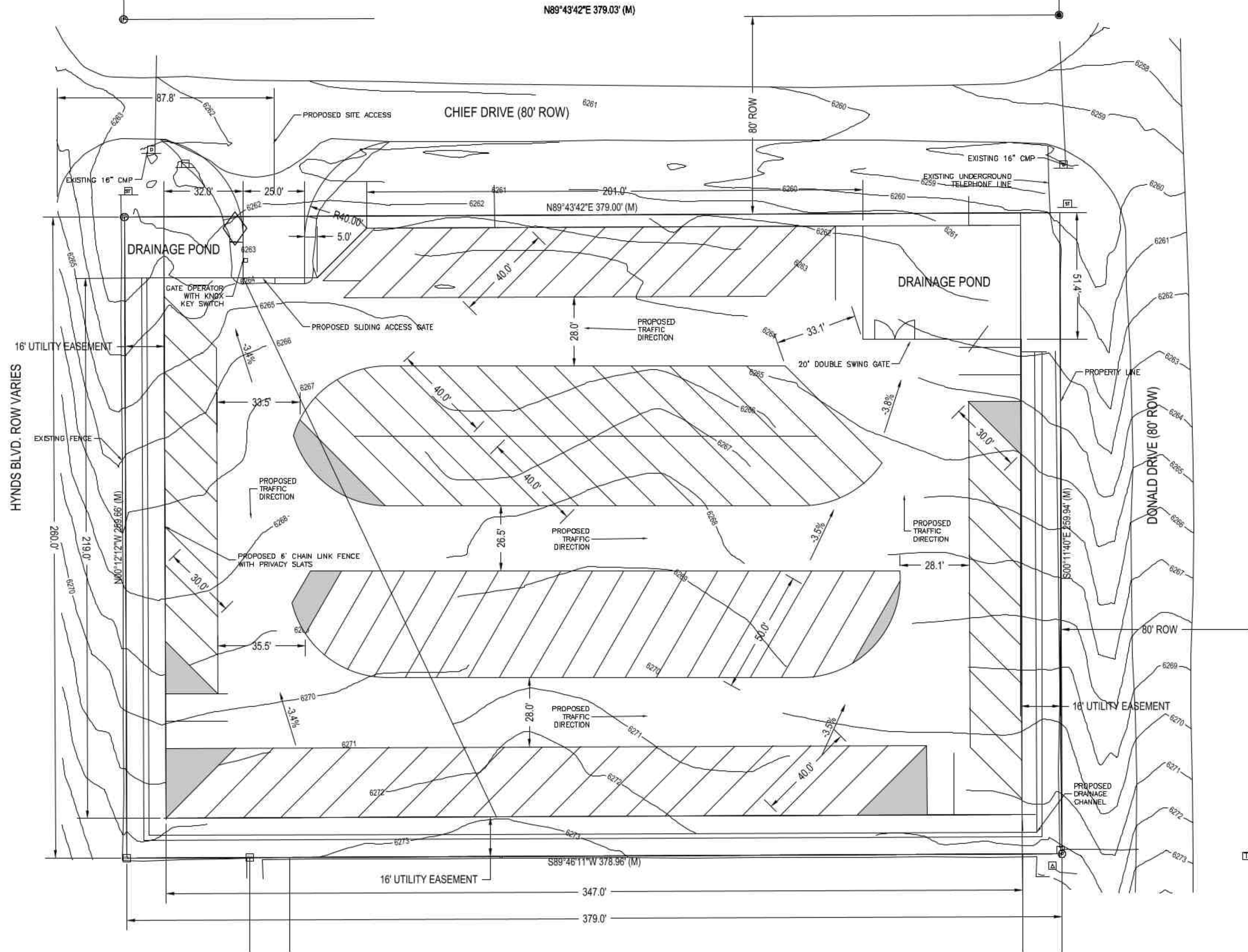


# 'Exhibit A'

OWNER: CNLVIII TSCCHWY  
LLC C/O LEASE  
ADMINISTRATION  
5401 VIRGINIA WAY  
BRENTWOOD, TN 37020  
ZONED: NB  
USE: COMMERCIAL

## LEGEND

5600 ——— EXISTING INDEX CONTOUR  
5796 ——— EXISTING INTERMEDIATE CONTOUR  
??? ——— PROPOSED DRAINAGE ARROW



OWNER: STANLEY C ROGNON  
10505 DONALD DR.  
CHEYENNE, WY 82009  
ZONED: AR  
USE: RESIDENTIAL

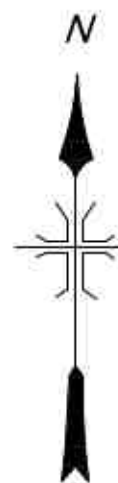
SITE INFORMATION:  
OWNER: BEEF BUCKS LLC  
ZONING: PUD  
PROPOSED USE: COMMERCIAL  
EXISTING GROUND SURFACE: NATIVE GRASSES  
PROPOSED GROUND SURFACE: 4" THICK ROAD BASE MATERIAL

COMPUTATION TABLE:  
TOTAL SITE AREA: 98,540 SF  
SITE AREA MINUS UTILITY EASEMENTS: 84,716 SF  
10% SITE AREA MINUS UTILITY EASEMENTS: 8,472 SF  
IMPERVIOUS AREA: 79,957 SF

PROPOSED PARKING LAYOUT:  
25' x 11' SPACES: 6 EA  
30' x 11' SPACES: 23 EA  
40' x 11' SPACES: 52 EA  
50' x 11' SPACES: 17 EA  
TOTAL SPACES: 98

NOTE:  
1. THE PARKING LAYOUT SHOWN IS FOR REFERENCE ONLY AND CAN BE MODIFIED BY THE OWNER IN THE FUTURE.  
2. PARKING SPACES WILL BE MARKED USING FLEXIBLE DELINEATOR POSTS WITH NUMBERS FOR EACH SPACE.  
3. NO TRASH CONTAINMENT IS PROPOSED ON SITE.  
4. EXISTING STORM WATER FROM THE PROPERTY TO THE SOUTH ENTERS THE SITE ALONG THE SOUTHERN PROPERTY BOUNDARY.  
5. EXISTING STORM WATER EXITS THE PROPERTY UTILIZING THE EXISTING 16" CULVERTS RUNNING NORTH TO SOUTH UNDER CHIEF DRIVE.

OWNER: GENTRY FAM LIV TR  
10410 DONALD DR  
CHEYENNE, WY 82009  
ZONED AR  
USE: RESIDENTIAL



1" = 30'



THIS DRAWING IS RELEASED FOR REVIEW ONLY.  
NOT INTENDED FOR CONSTRUCTION.

## General Notes

No.	Revision/Issue	Date

Drawing Title:  
SITE PLAN

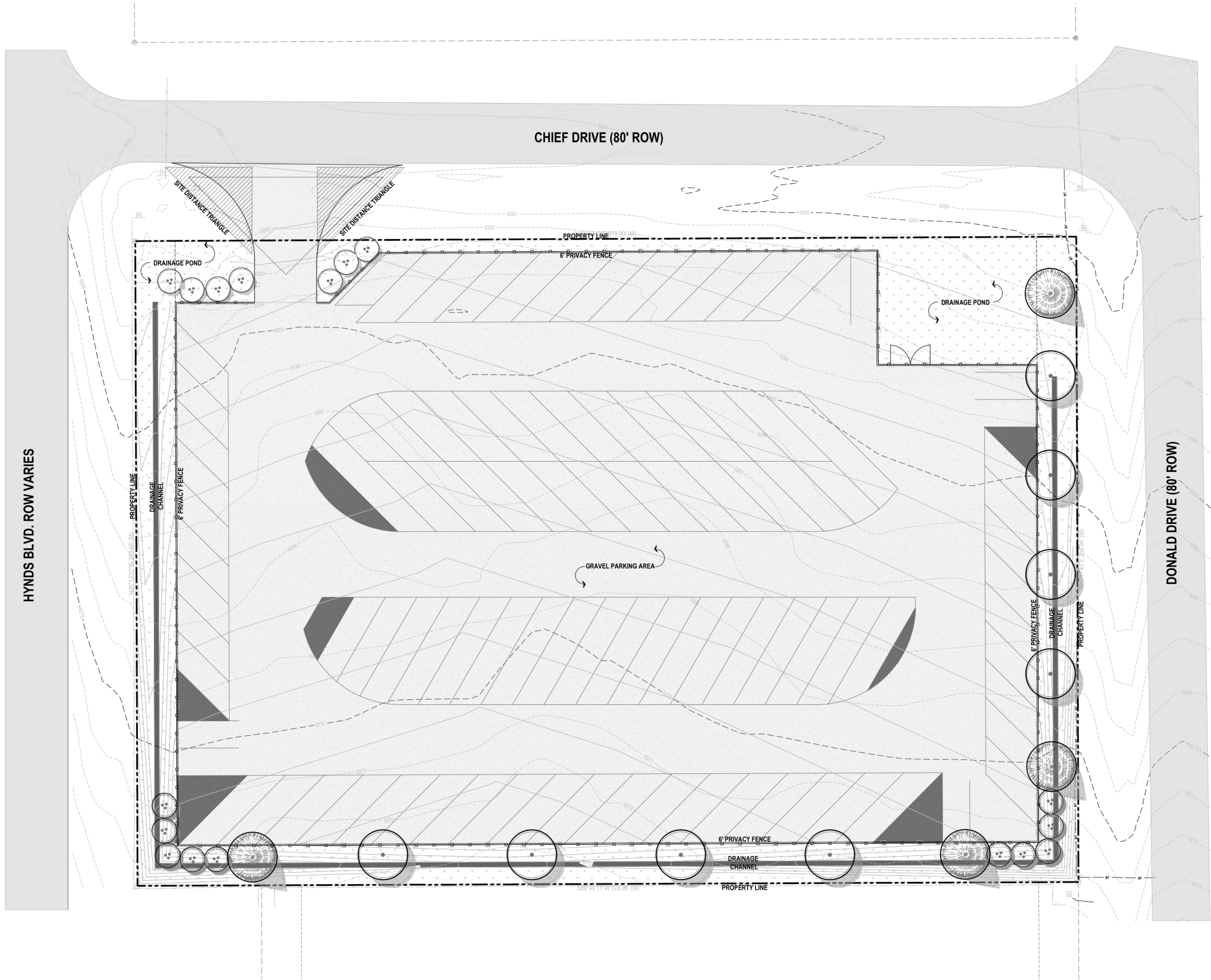
Project Name and Address:  
307 TOY STORAGE  
TBD CHIEF DRIVE  
MURRY HILLS ESTATES  
BLOCK 4, LOT 1

Project:  
307 Toy Storage  
Date:  
1/13/2022  
Scale:  
As Noted





Sheet:  
A.1



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PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	8	Sorbus aucuparia 'Michred' TM / Cardinal Royal Mountain Ash	B&B	2"	Cal
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	4	Picea glauca 'Densata' / Black Hills White Spruce	B&B		6'
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT		
	7	Prunus tomentosa / Nanking Cherry	5 gal		
	10	Rhus glabra 'Cismontana' / Western Smooth Sumac	5 gal		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT		
	19,355 sf	Native Grass Mix / To match surrounding Dryland Seed Mixture, see notes	Hydroseed		

COUNTY PLANTING NOTES

- CURRENT ZONING: PUD-PLANNED UNIT DEVELOPMENT
- TOTAL SITE AREA: 2.26 ACRES (98,540 SQFT)
- UTILITY EASEMENT AREA: 13,824 SQFT
- INTERNAL LANDSCAPE AREA: 84,716 SQFT
- TOTAL IMPERVIOUS AREA: 79,957 SQFT (65%)
- REQUIRED INTERNAL LANDSCAPE AREA:
  - 84,716 X .10 = 8,472 SQFT
- REQUIRED TREE POINTS:
  - 8,472 / 500 = 17 POINTS
- PROPOSED TREE POINTS:
  - EIGHT (8) 20' CANPOY DECIDUOUS TREES = 12 POINTS
  - FOUR (4) 6' HEIGHT EVERGREEN TREES = 6 POINTS
- REQUIRED SHRUBS POINTS:
  - 8,472 / 500 = 17 POINTS
- PROPOSED SHRUB POINTS:
  - SEVENTEEN (17) DECIDUOUS SHRUBS = 17 POINTS
- REQUIRED GROUND COVER POINTS:
  - 8,472 / 1000 = 9 POINTS
- PROPOSED GROUND COVER POINTS:
  - 19,355 SQFT DRYLAND SEED = 52 POINTS

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CARL N. BERG PLA  
SERIAL NO. 7162790  
DATE: 21 JAN 2022

307 TOY STORAGE  
MURRAY HILL ESTATES,  
LOT 1, BLOCK 4

LANDSCAPE PLAN

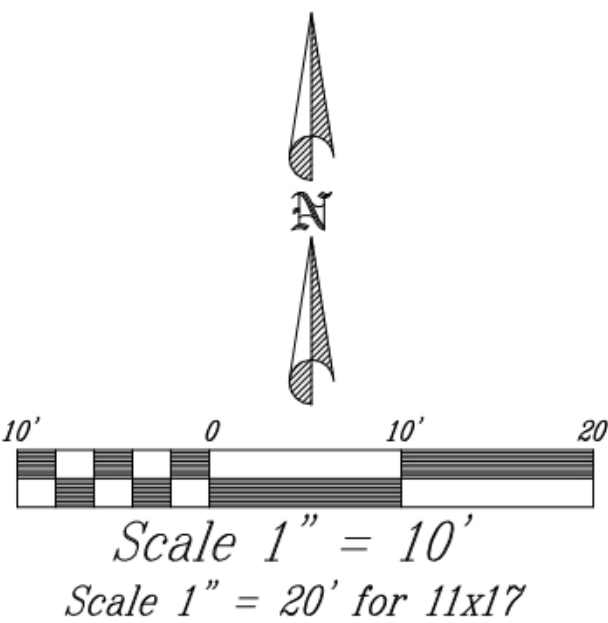


380 E Main St, Suite 204  
Midway, Ut 84049 ph. (801) 723-2000

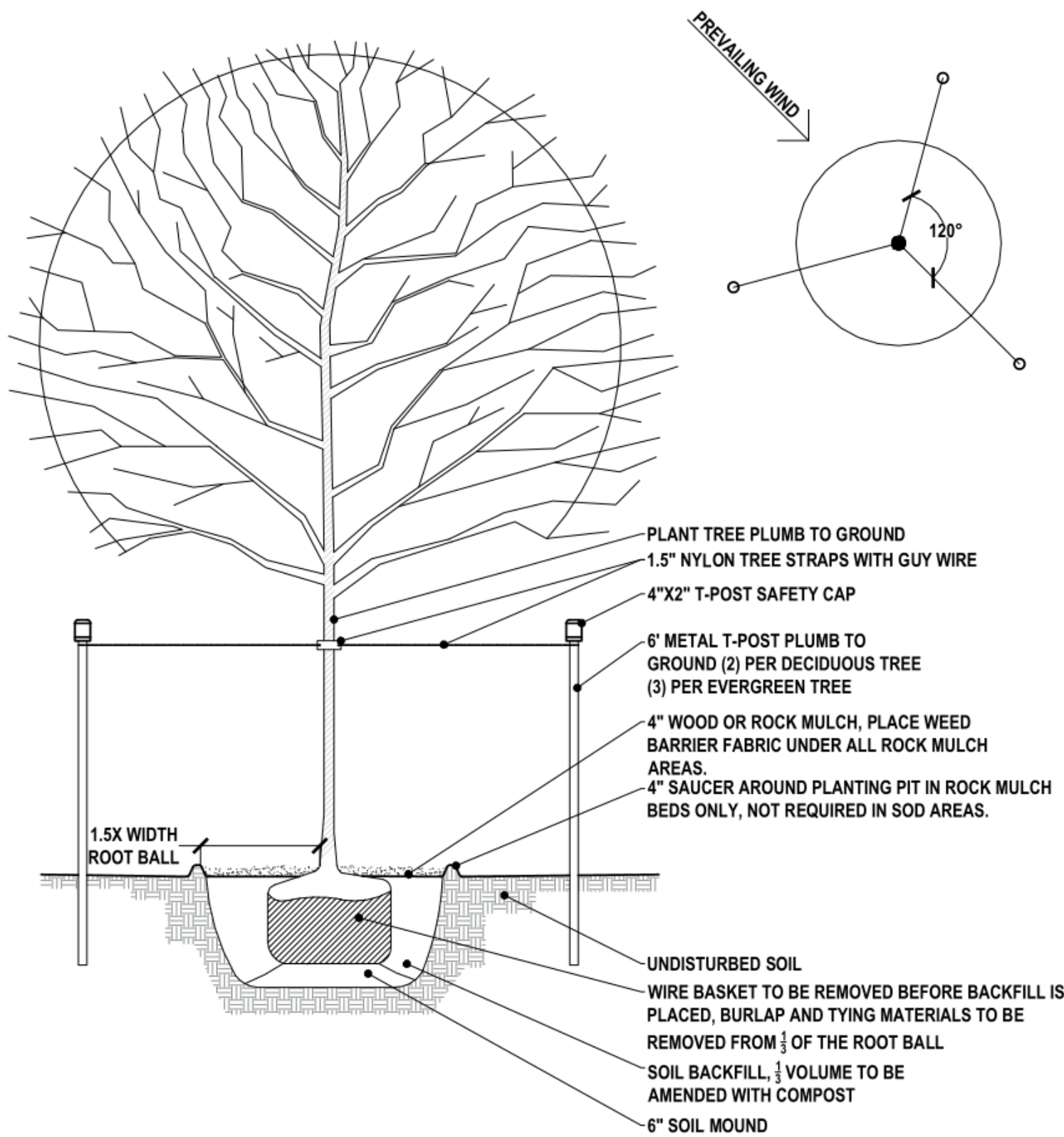
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DRAWN BY: BMN

DATE: 21 JAN 2022  
REV:

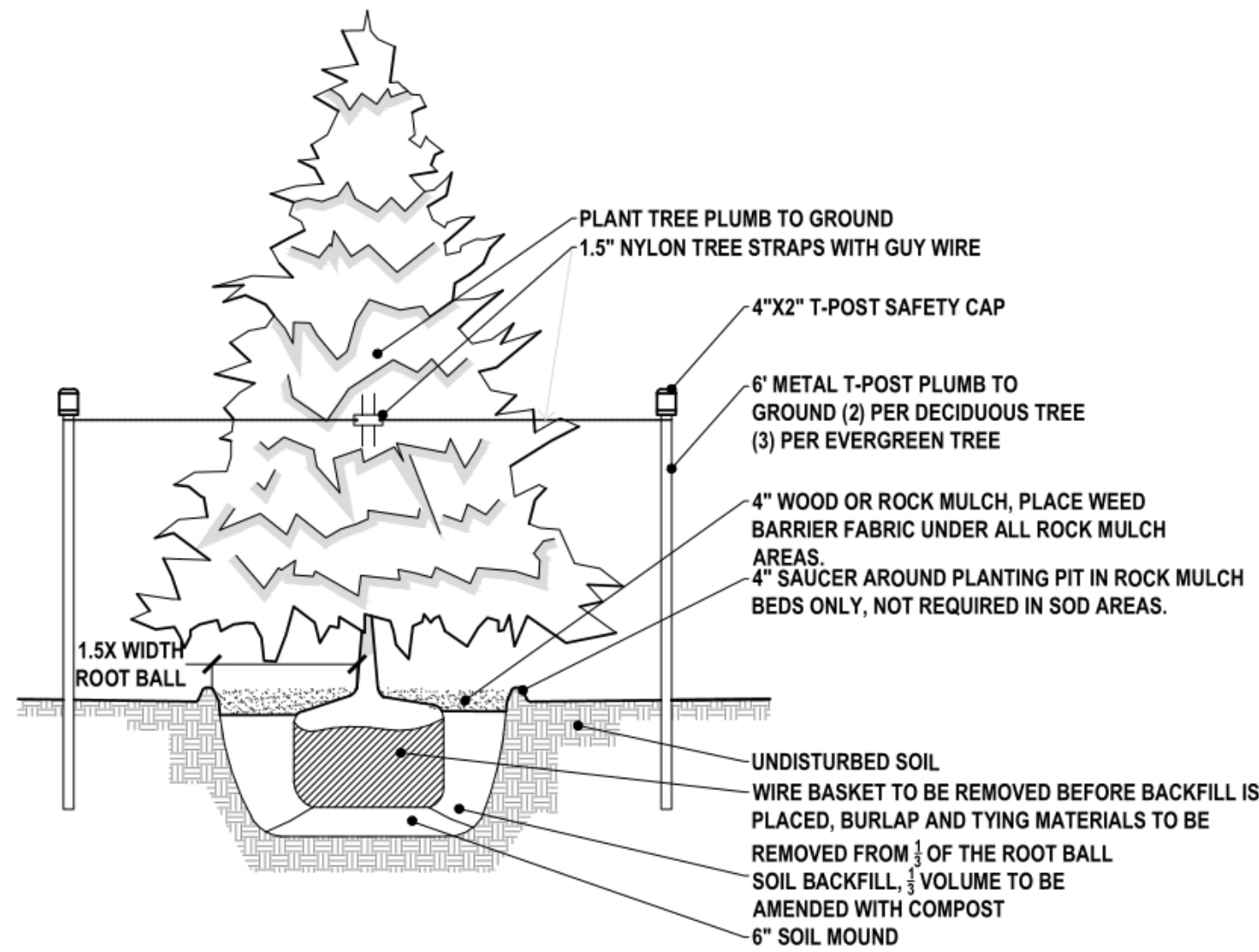
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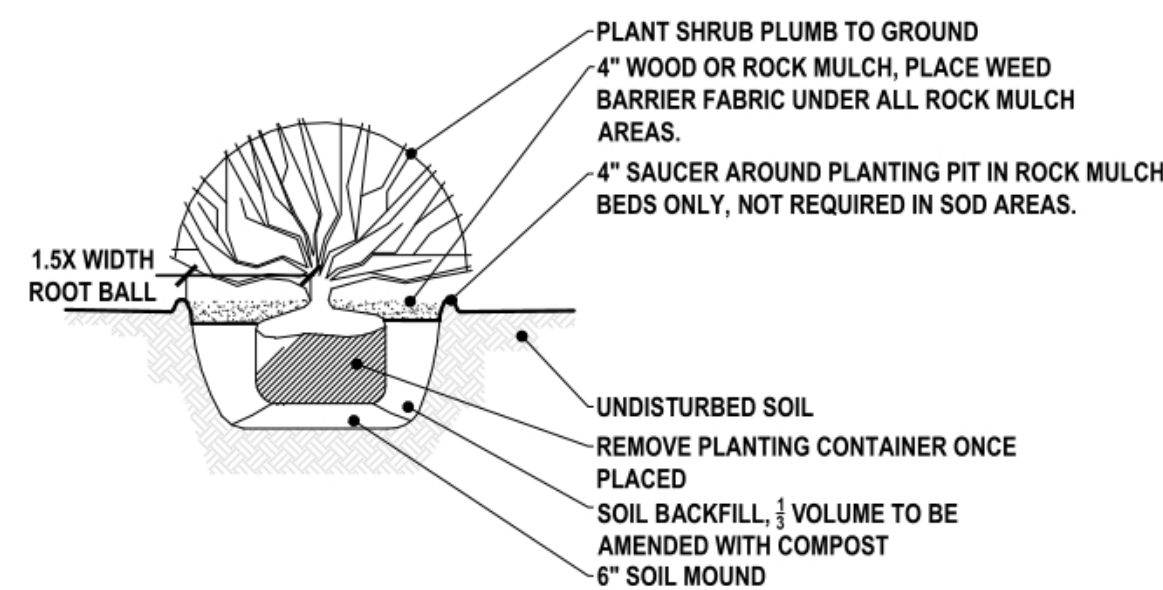




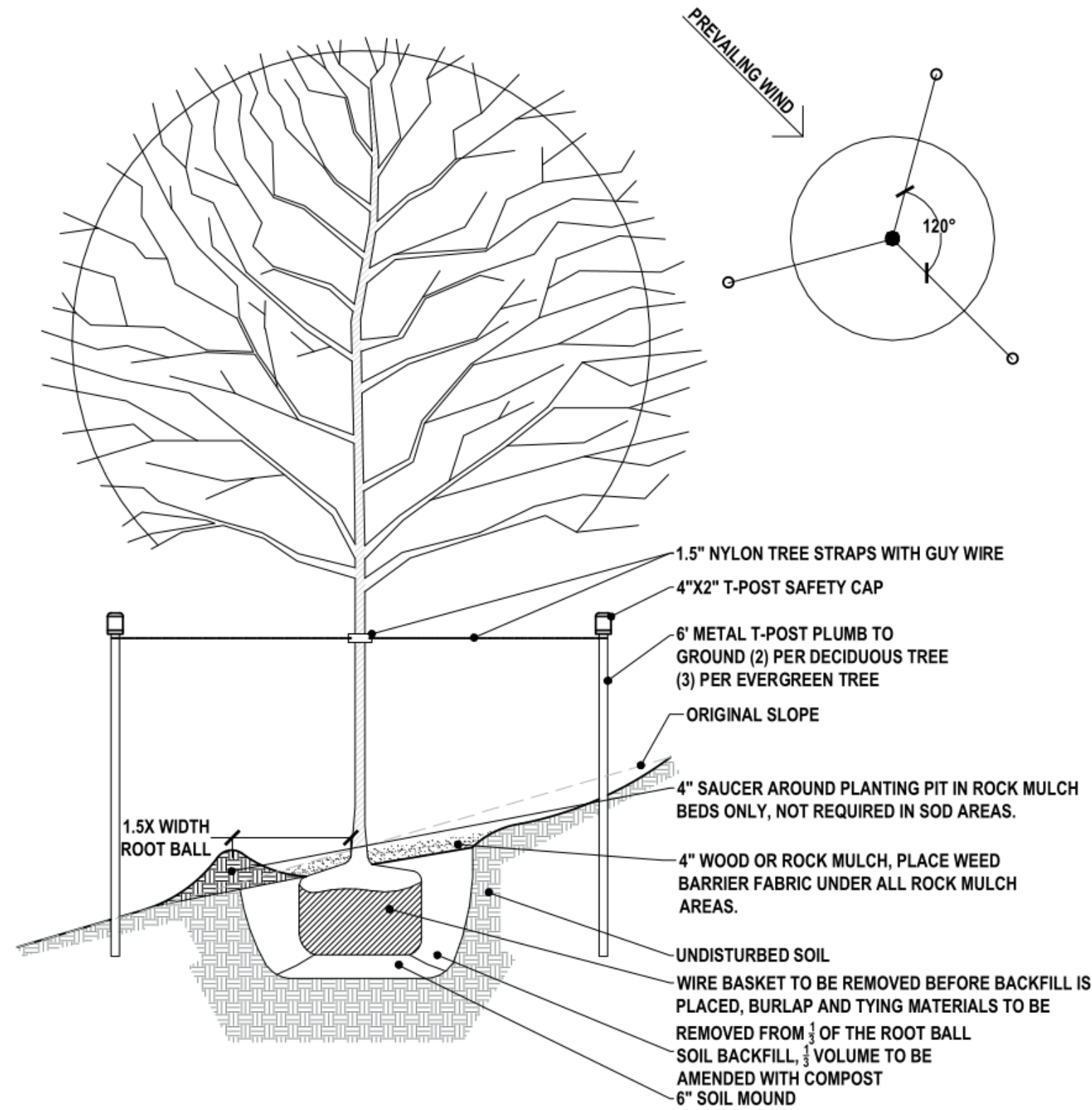
1 DECIDUOUS TREE, TYP.  
NTS



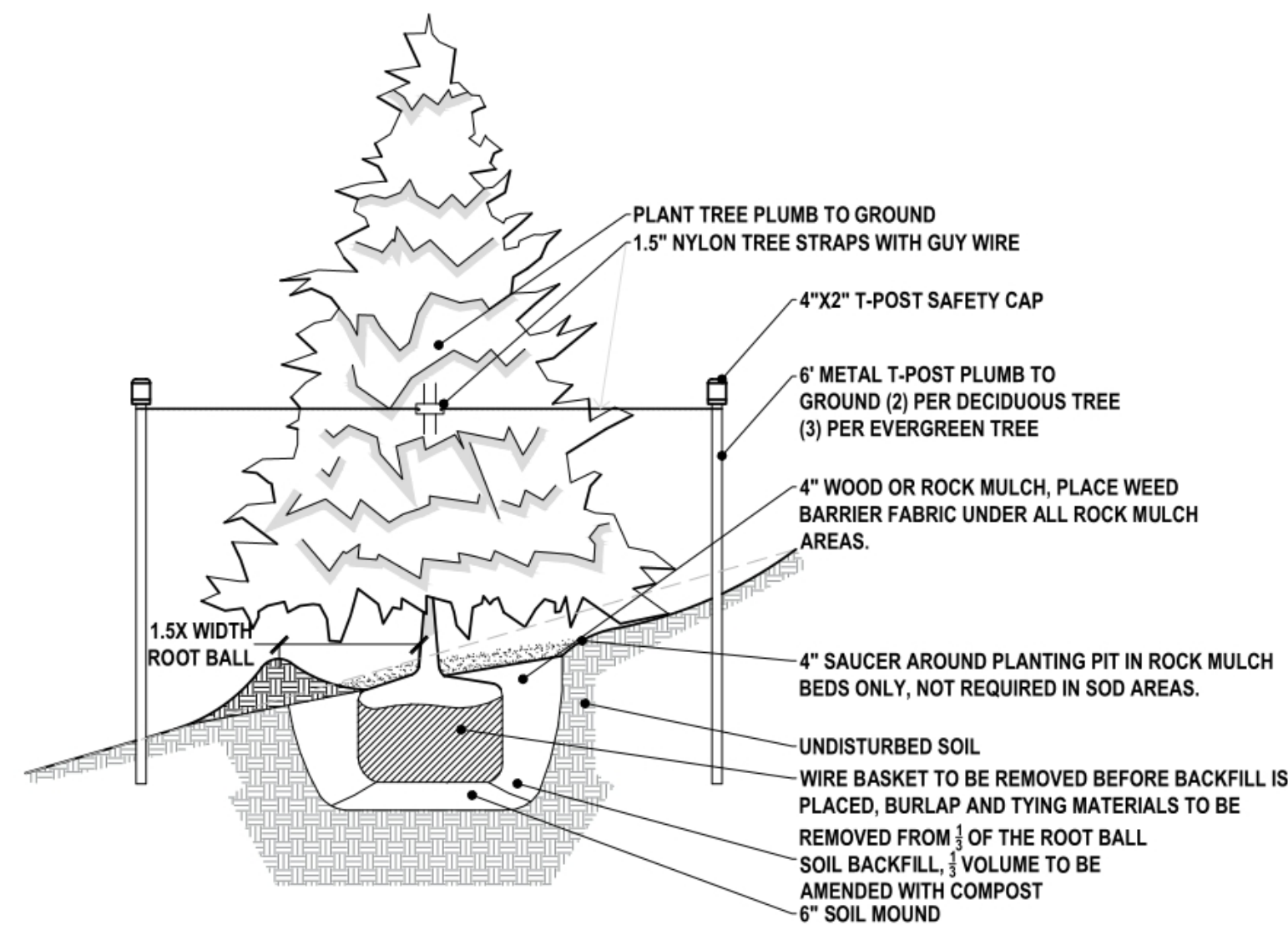
3 EVERGREEN TREE, TYP.  
NTS



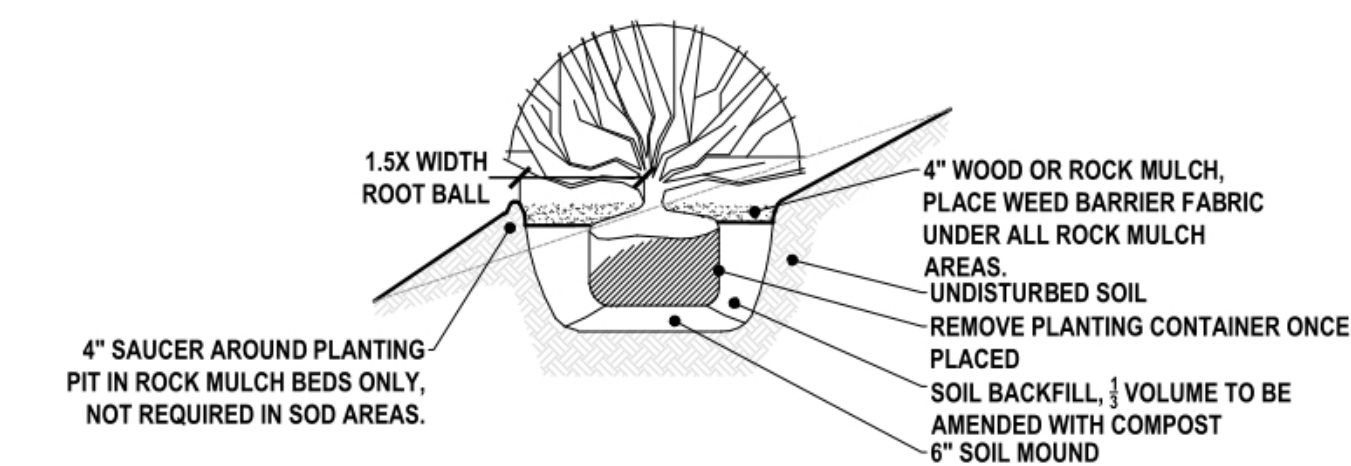
5 SHRUB, TYP.  
NTS



2 DECIDUOUS TREE ON SLOPE, TYP.  
NTS



4 EVERGREEN TREE ON SLOPE, TYP.  
NTS



6 SHRUB ON SLOPE, TYP.  
NTS

## GENERAL PLANTING NOTES:

### GENERAL

- ALL WORK IS TO BE PERFORMED BY AN EXPERIENCED LANDSCAPE CONTRACTOR WITH NO LESS THAN FIVE(5) YEARS OF EXPERIENCE OF PROJECTS SIMILAR IN SCOPE AND SIZE.
- THE LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION. ALL UTILITIES MUST BE CLEARLY MARKED. BEFORE EXCAVATION ALL UTILITIES ARE TO BE POT-HOLED BY HAND OR EQUIPMENT IN A MANNER THAT DOES NOT CAUSE DAMAGE.  
UTILITY SETBACKS:  
WATER & SEWER LINES - 10 FEET  
GAS LINES - 4 FEET  
FIRE HYDRANTS- 5 FEET (LIMIT PLANT HEIGHT TO 8')
- CONTRACTOR TO VERIFY ALL PLANT LOCATIONS AND QUANTITY BEFORE INSTALLATION. IF DISCREPANCIES BETWEEN PLAN AND PLANTING SCHEDULE EXIST, PLAN TAKES PRECEDENCE OVER PLANTING SCHEDULE.
- ANY FIELD ADJUSTMENTS TO PLANT LOCATIONS SHALL BE MADE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. ANY PLANT LOCATION ADJUSTMENTS OR SUBSTITUTIONS SHALL BE APPROVED BY THE CITY PLANNING OFFICE PRIOR TO ANY CHANGE FROM THE APPROVED LANDSCAPE PLAN.
- THE WARRANTY PERIOD UNLESS STATED OTHERWISE WILL BE ONE YEAR AFTER SUBSTANTIAL COMPLETION. ALL LANDSCAPE MATERIAL DAMAGED OR DEAD DUE TO INSTALLATION METHODS WILL BE REPLACED AT OWNER'S DISCRETION.

### PLANTING

- ALL TREES IN TURF AREAS ARE TO BE PLANTED WITH SPECIFIED WOOD MULCH AT A DEPTH OF 4". NO WEED BARRIER FABRIC UNDER CEDAR MULCH.
- STAKE ALL TREES WITH 6" TREATED PINE POSTS. USE GUY WIRES WITH NON-STRETCH NYLON PROTECTIVE STRAPS AROUND TRUNK.  
3 STAKES PER DECIDUOUS TREE  
3 STAKES PER EVERGREEN TREE
- ALL PLANTING PITS ARE TO BE CLEARED OF ALL ROCK, SUB BASE MATERIAL, AND DEBRIS. AMENDED TOPSOIL TO BE INSTALLED WITHIN, PER DETAIL.
- NO FINAL GRADES CAUSING DRAINAGE AWAY FROM CURBS, DESIGNATED DRAINAGE INLETS, OR STAGNATE WATER WILL BE ALLOWED.
- PLACE 4" CORRUGATED PIPE AROUND ALL TREE TRUNKS. TOP OF THE PIPE MUST BE 4" MIN. FROM THE LOWEST BRANCH.
- ALL TREES TO BE BALLED & BURLAP WITH SIZES AND SPECIES TRUE TO THE PLANT LEGEND.
- PLANT SUBSTITUTIONS SHALL BE REQUESTED IN WRITING AND APPROVED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION BY OWNER.
- ALL PLANTING MATERIAL SHALL BE APPROVED AND INSPECTED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. TREE AND SHRUB TAGS SHALL BE LEFT ON PLANTS UNTIL INSPECTED.
- LANDSCAPE CONTRACTOR IS TO COORDINATE SCHEDULE IN A MANNER THAT ALLOWS PLANTING MATERIAL TO BE INSTALLED IN A TIMELY MANNER. IF TEMPORARY STORAGE IS NECESSARY, CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FROM WEATHER AND HEAT. REGULAR WATERING IS REQUIRED UNTIL INSTALLATION.
- NO OPEN PLANTING PITS SHALL BE LEFT OPEN OR UNATTENDED.
- THE PLANT SCHEDULE IS FOR REFERENCE ONLY, CONTRACTOR TO VERIFY ALL QUANTITIES AND LOCATIONS SHOWN ON THE LANDSCAPE PLAN.
- ALL PLANTING MATERIAL SHALL COMPLY TO THE STANDARDS OF ANSI FOR NURSERY STOCK.  
GROUND COVERS/MULCHES
- THE FINAL GRADE IN TURF AREAS ARE TO BE 1" BELOW ANY PAVED SURFACE OR EDGING IN ORDER TO RETAIN SOD.
- THE FINAL GRADE IN ALL MULCHED AREAS ARE TO BE 3" BELOW ANY PAVED SURFACE OR EDGING IN ORDER TO RETAIN MULCH.
- ROCK MULCH AREAS ARE TO HAVE WEED BARRIER FABRIC INSTALLED UNDERNEATH. DEPTH OF ROCK MULCH SHALL BE 4" MINIMUM & OBTAINED FROM A LOCAL SUPPLIER, OWNER TO APPROVE PROVIDED SAMPLE BEFORE INSTALLATION.
- WEED BARRIER FABRIC IS TO BE DEWITT PRO 5.5 OR APPROVED EQUAL. SECURE FABRIC WITH COMMERCIAL GRADE FABRIC PINS, 6" LONG BY 1" WIDE. LAY FABRIC PARALLEL TO FINAL GRADE WITH 6" OVERLAPS BETWEEN SECTIONS.
- WOOD MULCH AREAS DO NOT REQUIRE WEED BARRIER FABRIC. DEPTH OF CEDAR MULCH SHALL BE 4" MINIMUM & OBTAINED FROM A LOCAL SUPPLIER, OWNER TO APPROVE PROVIDED SAMPLE BEFORE INSTALLATION.

### TURF

- REFER TO LANDSCAPE PLAN AND SCHEDULE FOR ALL TURF AREAS. TURF SHALL BE AN IMPROVED KENTUCKY BLUEGRASS VARIETY WITH AT LEAST THREE VARIETIES.
- CONTRACTOR TO SUBMIT PRODUCT INFORMATION TO OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- LAY TURF WITHIN 24 HOURS OF DELIVERY, PRIOR TO INSTALLATION THE CONTRACTOR SHALL HAVE THE IRRIGATION SYSTEM FULLY OPERATIONAL.
- TURF SHALL BE FREE OF NOXIOUS WEEDS AND IN HEALTHY CONDITION. ALL DEBRIS 1 INCH OR GREATER SHALL BE REMOVED.
- ON FINAL GRADES 3:1 OR GREATER, CONTRACTOR TO STABILIZE ROLLS WITH WOOD PEGS OR SOD STAPLES. TURF TO BE LAID PARALLEL TO SLOPE, STAGGER ROLLS WITH NO OVERLAPPING OR GAPS.
- AFTER TURF IS INSTALLED, ALL AREAS ARE TO BE IMMEDIATELY IRRIGATED.
- CONTRACTOR TO ERECT FENCING OR WARNING TAP AROUND TURF AREAS TO DETER FOOT TRAFFIC DURING THE ENTIRETY OF THE WARRANTY PERIOD OR UNTIL SOD IS COMPLETELY ESTABLISHED.

### SEED

- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED UNLESS STATED OTHERWISE.
- SEEDING SHALL BE INSTALLED DURING THE TIME PERIOD BETWEEN MAY AND OCTOBER.
- SEED SHALL BE 95% PURE LIVE SEED.
- ALL SEEDED AREAS SHALL BE RIPPED AND TILLED AT A DEPTH OF 4" WITH FINAL GRADE ESTABLISHED PRIOR TO SEEDING.
- CONTRACTOR TO USE A BRILLION TYPE SEEDER WITH ROWS NOT EXCEEDING 8 INCHES. IN AREAS WHERE EQUIPMENT IS NOT PRACTICAL, HAND BROADCAST AT TWICE THE RATE.
- NO SEEDING SHALL OCCUR DURING TIMES OF EXCESSIVE WIND OR FREEZING TEMPERATURES.
- STRAW MULCH OR HYDRO-MULCH NEEDS TO BE INSTALLED WITHIN 24 HOURS AFTER SEEDING. STRAW MULCH IS TO BE SPREAD AT A RATE OF 2 TONS/ACRE. HYDRO-MULCH IS TO BE SPREAD AT A RATE OF 1 TON/ACRE UNIFORMLY. NO OPEN OR BARE AREAS SHALL BE ALLOWED.

### SOIL PREPARATION & EROSION CONTROL

- AREAS RECEIVING PLANT MATERIAL SHALL BE AMENDED WITH COMMERCIAL GRADE CLASS II COMPOST.
- COMPOST SHALL BE SPREAD AT A RATE OF 3 CY / 1000 SQ FT IN PLANTING BEDS AND TURF AREAS, 2 CY / 1000 SQ FT IN SEEDED AREAS. TILL COMPOST INTO TOPSOIL AT A DEPTH OF 6 INCHES.
- CLEAR SOIL OF ALL ROCK, BRANCHES OR MISC. DEBRIS OVER 1 INCH IN SIZE.

### FERTILIZER

- SOD - COMMERCIAL GRADE (NPK: 18-46-0) APPLICATION RATE: 10LBS / 1000 SQ FT
- SEED - COMMERCIAL GRADE (NPK: 18-46-0) APPLICATION RATE: 10LBS / 1000 SQ FT
- PLANTS - BIOSOLE FORTE (NPK: 7-2-1)

### IRRIGATION

- ALL LANDSCAPE AREAS TO RECEIVE IRRIGATION BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. ALL TREES AND SHRUB BEDS TO BE DRIP IRRIGATED, ALL SOD TO BE IRRIGATED WITH SPRAY AND ROTOR HEADS.
- THE IRRIGATION SYSTEM IS TO BE INSTALLED BY THE LANDSCAPE CONTRACTOR. CONTRACTOR TO VERIFY LOCATION OF POINT OF CONNECTION, AND STATIC PRESSURE OF SYSTEM BEFORE INSTALLATION.
- TREES PLANTED IN ROCK MULCHED AREAS SHOULD HAVE DRIP IRRIGATION WITH A MINIMUM OF 3 EMITTERS OR BUBBLERS PLACED ON OPPOSITE SIDES OF THE STEM OR DRIP TUBING RINGS (PREFERRED) WITH A MINIMUM OF 4 INLINE EMITTERS. ALL EMITTERS SHOULD BE PLACED ON TOP OF THE ROOT, AT THE PERIMETER OF THE AMENDED SOIL AREA.

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CARL N. BERG PLA  
SERIAL NO. 7162790  
DATE: 21 JAN 2022

307 TOY STORAGE  
MURRAY HILL ESTATES,  
LOT 1, BLOCK 4

NOTES & DETAILS



380 E Main St, Suite 204  
Midway, Ut 84049 ph. (801) 723-2000

DESIGN BY: BMN  
DRAWN BY: BMN

DATE: 21 JAN 2022  
REV:

SHEET  
L1



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO APPROVE A SITE PLAN FOR 307 TOY STORAGE  
FOR LOT 1, BLOCK 4, MURRAY HILL ESTATES, LARAMIE COUNTY, WY.**

**WHEREAS**, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

**WHEREAS**, the Laramie County Board of Commissioners adopted the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed site plan is in accordance with section 2-2-133 of the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed site plan is in accordance with section 4-2-112 of the Laramie County Land Use Regulations; and

**NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING**, as follows:

The Laramie County Board of Commissioners find that:

- a) This application meets the criteria for a site plan pursuant to section 2-2-133 of the Laramie County Land Use Regulations.
- b) This application meets the Laramie County Land Use Regulations governing the PUD Planned Unit Development zone district.

**And the Board approves the Site Plan for 307 Toy Storage located on Lot 1, Block 4, Murray Hill Estates with two conditions and adopt the findings of fact a and b of the staff report as shown on the attached 'Exhibit A' – Site Plan Map.**

- 1. A complete drainage study must be submitted, reviewed and approved prior to start of construction.
- 2. All agency comments regarding parking layout, drainage, access, and clerical errors on the maps shall be addressed prior to start of construction.

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Troy Thompson, Chairman

ATTEST:

\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

  
\_\_\_\_\_  
Laramie County Attorney's Office